

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, February 11, 2020 at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, to consider the following zoning application:

Zoning Application #20-02. An application requesting zoning approval to allow the construction and use of a three story mixed-use building at 201 W. Wesley Street and 210-214 N. Hale Street following the consolidation of the property and the demolition of all existing structures. The proposed mixed-use building will have a retail use on the main floor, an office use of the second floor and a residential dwelling unit on the third floor. The application is requesting a parking variation to Article 22.4 of the Wheaton Zoning Ordinance to allow 9 on-site parking spaces in lieu of the required 47 parking spaces. The application is further requesting setback variations to Article 19.5 of the Wheaton Zoning Ordinance to allow a setback of 0.3 feet from the north property line (Karlskoga Avenue), a setback of 0.0 feet from the east property line (Hale Street) and a setback of 0.4 feet from the south property line (Wesley Street) in lieu of the required 5.0 feet for all three setbacks. The property is .4 acres in size and will remain zoned C-4 CBD Perimeter Commercial District.

The application has been submitted by North Hale LLC, 233 E. Prairie Avenue, Wheaton, IL 60187.

The subject property is legally described as:

PARCEL 1: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE NORTH ½ OF THE NORTH ¼ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE SOUTH ½ OF THE NORTH ¼ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH HALF OF THE EAST 75.0 FEET OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-16-132-003; -004; -006

The subject property is commonly known as 201 W. Wesley Street and 210-214 N. Hale Street, Wheaton, IL 60187.

At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to the Board prior to or at the public hearing. A copy of the application is available for review in the office of the Director of Planning and Economic Development, 303 West Wesley Street, Wheaton, Illinois during normal business hours.

Scott Weller, Chair
Wheaton Planning and Zoning Board



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SUZANNE FITCH | LYNN ROBBINS | JOHN RUTLEDGE | CHRISTOPHER ZARUBA